



Application Lodgement Summary

 Sydney
WATER

Reference Number 9036755

Date Requested: Fri February 20 2015

DOLFIN Number D14/5-14495

Agent Reece Prestons, 380 Hoxton Park Rd Prestons
Applicant first style homes, po box po box 171 hoxton park 2171
Property/Asset 72 William Hart Cres, Penrith 2750 (H Sivakumar S Sekar) PNum: 5570893
Product Building Plan Approval Application

| Charge | Product Cost | GST | Total |
|------------------------------------|--------------|--------|---------|
| Building Plan Approval Application | \$17.50 | \$0.00 | \$17.50 |

REFERRAL FOR BUILDING PLAN APPROVALS

Quick Check Agent

The Quick Check Agent has lodged your application with Sydney Water and determined that your proposed building/structure may potentially impact on Sydney Water's infrastructure.

The Quick Check Agent has advised you to contact a Water Servicing Coordinator for approval of your proposed building/structure. The Water Servicing Coordinator acts as your contact in dealing with Sydney Water.

Water Servicing Coordinator

Some of the activities required prior to approving your plan may include;

- Reviewing your proposed building/structure plans and discussing options.
- Advise if a Service Protection Report (also known as a Pegout) is required.
- Advise if structural engineering detail is required.
- Arrange supervision of concrete encasement and piercing.
- Specify asset protection requirements and/or alternative options.

Water Servicing Coordinators are located across Sydney, Illawarra and the Blue Mountains. Sydney Water recommends that you contact several Water Servicing Coordinators to ensure you choose the one that is most appropriate for you.

To assist in your selection, Sydney Water recommends you ask each Water Servicing Coordinator the following type of questions:

1. How long will it take to obtain the Building Plan Approval?
2. How much do you charge for a Building Plan Approval?
3. If I require a Service Protection Report (pegout), how much will it cost?
4. Are there any other charges that I may have to pay?

For more information and a list of Water Servicing Coordinators, visit the Building, Developing and Plumbing section of Sydney Water's website at www.sydneypwater.com.au. Alternatively you may obtain a list from the Sydney Water call centre on Tel: 13 20 92.

Property Special Conditions for Plumbers

| | |
|---------------------------|---------|
| Boundary Trap Required | No |
| Watercharged/Tidal area | Unknown |
| Partial Drainage area | No |
| Aggressive Soil area | No |
| Cast Iron Pipe area | No |
| Sewer Surcharge area | Unknown |
| Minimum Gully Height area | Unknown |
| Sewer Available | Unknown |
| Connection Type | Gravity |

You must contact Sydney Water to clarify the property special conditions where the property special conditions are not shown (yes or no), are shown as "unset", "unknown" or "not available" or if the proposed development is being built over more than one existing property.

Please note that boundary traps must be fitted for all commercial and industrial properties and you must ensure that all plumbing/drainage and building works are carried out in accordance with the relevant codes and standards.

A water meter is required to be fitted to the property during construction. You will need to ensure that your licensed plumber carries out this work in accordance to the relevant codes and standards.



Reece Pty Ltd
ABN 84 004 097 090

Packing Slip

Home Branch

PRESTONS
(02) 9608 8388

FIRSTYLE HOMES PTY LTD

PO BOX 171
HOXTON PARK NSW 2171
Tel: (02) 9601 0111
Fax: (02) 9601 0711

Account No. 2259646-1
Order No. Refer Below
Job No./Name PENRITH
Date 20/02/2015
Sales Person 03-SHAUN PERRY
Supply Branch PRESTONS
Supply Branch Phone (02) 9608 8388
Document No. 212048983

| Product Code | Description | Qty Supplied | Bin Location | Unit | Price before GST | GST Amount | Total price inc GST | Net |
|--------------------------------------|---|--------------|--------------|------|------------------|------------|---------------------|-----|
| 2110110 | ORDER NUMBER: 5570893-2237 WILLIAM HART Building Plan Approval Application ** Comments ** Pickup By Customer | 1.00 | | EA | | | | |
| Delivery instructions, comments, ID. | | | | | Net total | | | |
| | | | | | Delivery Fee | | | |
| | | | | | Document Total | | | |

This signed receipt acknowledges that above goods have been delivered and/or received in good condition

Received by (signature):

Received by (print name): SANDRA

| CTNS. | COILS | LENGTHS | BAGS | HWU | OTHER | Picked by |
|-------|-------|---------|------|-----|-------|------------|
| | | | | | | Checked by |

Terms & Conditions: In addition to any terms and conditions contained in this communication, all dealings with Reece Pty Ltd, of any nature whatsoever, are subject to the Terms and Conditions of Trade of Reece Pty Ltd. A copy of the terms and conditions may be obtained on request at any Reece Branch and may be found on the Reece website www.reece.com.au

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** REECE CUSTOMER PRICES **



Plumbing and Drainage Audit Inspection Application

Fair Trading

AA201504400 - Report - Printed 18/02/2015 11:00 AM

| Plumbing and Drainage Audit Inspection Application | | | | | |
|--|--|---|---------------------------------------|-----------|-----------------------------------|
| Application Details | | | | | |
| Given Name(s): | <input type="text" value="Firststyle Homes Pty Ltd"/> | Surname: | <input type="text" value="Tamburri"/> | | |
| Contact Number: | <input type="text" value="9731 9600"/> | | | | |
| Contact Email Address: | <input type="text" value="sandra@firststyle.com.au"/> | | | | |
| Property Details | | | | | |
| Lot Number: | <input type="text" value="2237"/> | Deposited Plan Number/Proposed Deposited Plan Number: | <input type="text" value="1184495"/> | | |
| Master Strata Plan Number: | <input type="text"/> | | | | |
| Unit Number: | <input type="text"/> | Street Number: | <input type="text"/> | | |
| Street Name: | <input type="text" value="WILLIAM HART"/> | Street Type: | <input type="text" value="CRESCENT"/> | | |
| Suburb: | <input type="text" value="PENRITH"/> | State: | <input type="text" value="NSW"/> | Postcode: | <input type="text" value="2750"/> |
| Proposed Property Location | | | | | |
| Proposed Property Location: | <input type="text" value="PENRITH NSW"/> | | | | |
| Inspection Details | | | | | |
| Inspection Details: | <input type="text" value="Rainwater Tank"/> | | | | |
| Original inspection reference number: | <input type="text"/> | | | | |
| Type of Work: | <input type="radio"/> Plumbing <input type="radio"/> Drainage <input checked="" type="radio"/> Plumbing & Drainage | | | | |
| Description of Building: | <input type="text" value="Residential Single Dwelling - Standard Construction"/> | | | | |
| No of Additional Inspections: | <input type="text" value="2"/> | | | | |
| Comments | | | | | |
| <input type="text"/> | | | | | |

ASPECT-DEVELOPMENT & SURVEY PTY LTD
 CONSULTING REGISTERED SURVEYORS
 ABN 60 078 649 000
 SUITE 1
 103 VANESSA STREET
 KINGSGROVE NSW 2208
 PHONE (02) 9554 8388
 FAX (02) 9554 8588
 PO BOX 161
 KINGSGROVE NSW 1480
 DX 11392
 HURSTVILLE

BASIX
 = 35.79m² of roof area to discharge to water tank.
 = 125.21m² stormwater and overflow to discharge to existing street channel.
 o/a = 161m² of roof area.

LEGEND:
 ● = SURFACE INLETS AS REQUIRED
 ○ = SURFACE INLETS LINE
 --- = STORMWATER LINE

EARTHWORKS TO AHD
 HOUSE: FFL 27.96, EGL 27.56
 GARAGE: FFL 27.870, FGL 27.470

NOTE:
 REFER TO BASIX CERTIFICATE FOR MORE INFORMATION ON WATER USAGE.

GENERAL DRAINAGE NOTES

1. Roof Plumber to locate Downpipes as indicated on FLOOR PLANS per spec. provided.
2. Stormwater pipes to be 100mm DIA. (Min) at 1 deg. Grade (Min) to AS 3500
3. Stormwater pipes may run via sub-floor to achieve minimum Grade to invert level.
4. ALL LEVELS SHOWN ON PLAN ARE APPROXIMATE ONLY UNLESS ACCOMPANIED BY LEVELS PREPARED BY REGISTERED SURVEYOR TO A.H.D
5. Stormwater lines to be Discharged into Existing City Drainage system & connected to local government authority requirements.

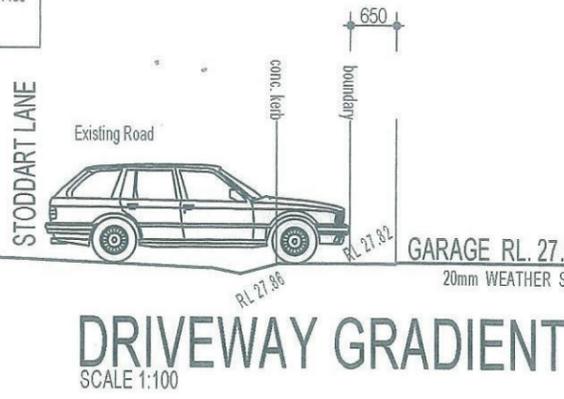
note:
 r.l. levels indicative to a building tolerance of +/- 90mm.

NOTE:
 EAVES OH TO ENCR OACH AS ALLOWED BY B.C.A. CL3.7.1.7 & FIGURE 3.7.1.9

NOTE:
 PROVIDE GRANITGARD TERMITE TREATMENT

FIBRE OPTIC WIRING PACKAGE

NOTE:
 ALL COMPONENTS SUCH AS: APPLIANCES, PLUMBING FITTINGS & FIXTURES, DOORS, CABINETRY, HANDLES, PC ITEMS, ARE SHOWN ON THE PLANS & ELEVATIONS FOR ILLUSTRATION PURPOSES ONLY & TO COMPLY WITH ALL SIZES, PLEASE REFER TO THE RELEVANT SPECIFICATIONS FOR YOUR RELEVANT



SYMBOLS & ABBREVIATIONS:

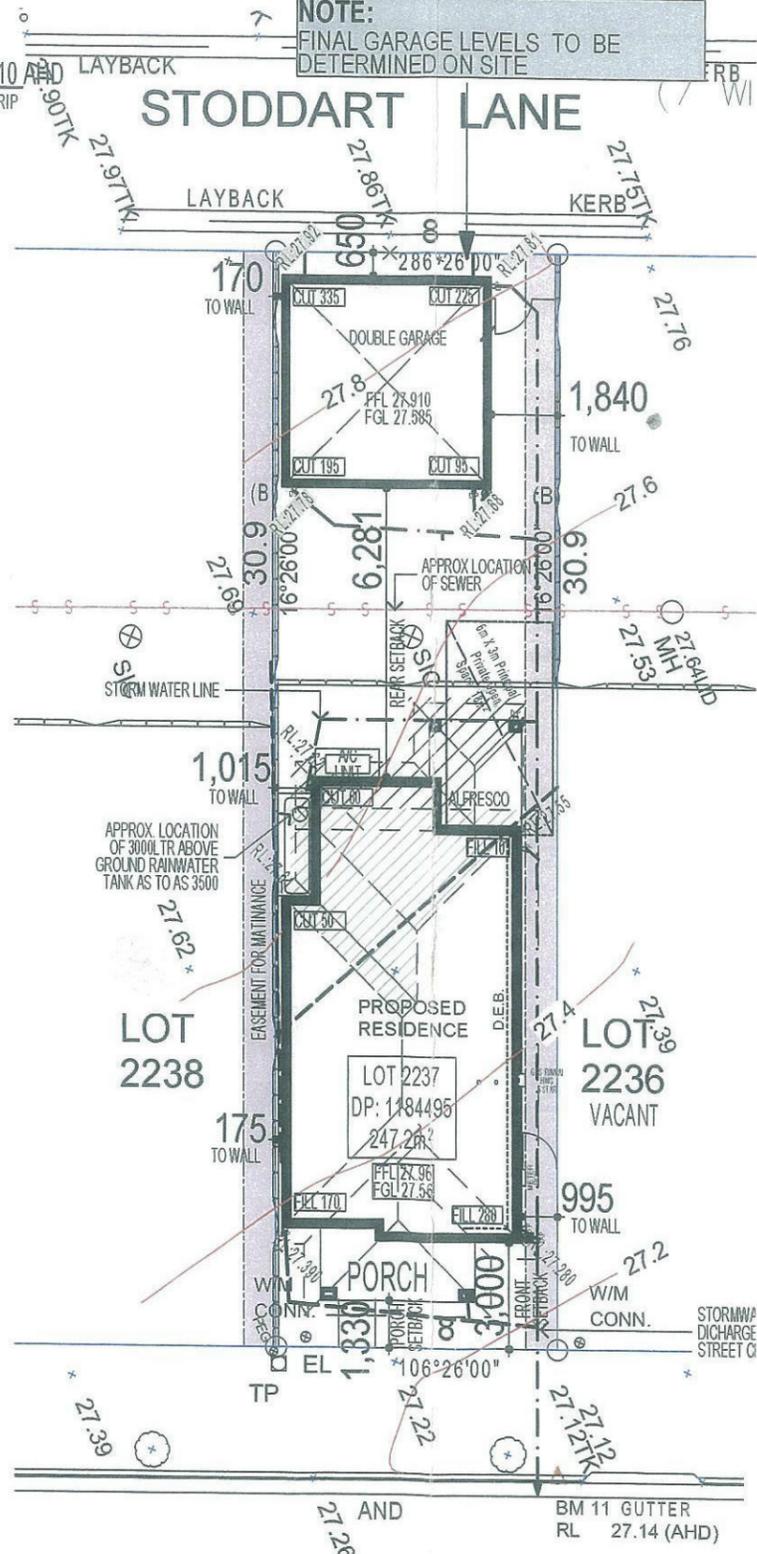
| | | | |
|------|------------------------|-----|---------------------|
| GP | GULLY PIT | -E | OVERHEAD ELEC LINE |
| HYD | HYDRANT | -S | SEWER LINE |
| SIP | SURFACE INLET PIT | GM | GAS METER |
| SIC | SEWER INSPECTION COVER | LP | LIGHT POLE |
| SMH | SEWER MANHOLE | EC | ELECTRICITY CONDUIT |
| W/M | WATER METER | ECT | ELEC & TELE CONDUIT |
| EL | ELECTRICITY BOX | TC | TELECOM CONDUIT |
| TP | TELECOM PIT | WC | WATER CONDUIT |
| VC | VEHICLE CROSSING | INV | INVERT |
| SV | STOP VALVE | KO | KERB OUTLET |
| SWMH | STORMWATER MANHOLE | TK | TOP OF KERB |

(B) EASEMENT FOR ACCESS AND MAINTENANCE AND OVERHANG 0.9 WIDE

LOCALITY SKETCH
 UBD AREA: SYD REVISION: 49
 MAP: 163 REF: J7
 GPS
 E

NOTE:
 DRIVEWAY DESIGN IN ACCORDANCE WITH AS/NZS 2890.1:2004 WITH COUNCIL DCP GUIDELINE
 SIGN:..... DATE:.....

NOTE:
 FINAL GARAGE LEVELS TO BE DETERMINED ON SITE



FIRSTSTYLE HOMES
 FIRSTSTYLE HOMES Pty Ltd
 Lic No: 113492
 ACN: 067 773 779
 PO BOX 171, HOXTON PARK 2171
 ADMIN: (02) 9601 0111
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 EMAIL: design@firststyle.com.au

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 the best in the business

MASTER BUILDERS ASSOCIATION MEMBER

• ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH B.C.A., RELEVANT AUSTRALIAN STANDARDS, LOCAL & STATE ORDINANCES, LOCAL ELECTRICITY, WATER REGULATIONS AND ALL OTHER RELEVANT AUTHORITIES CONCERNED.
 • ALL ENGINEERING WORK INCLUDING STRUCTURAL, CIVIL AND SITE DRAINAGE TO BE SUBJECT TO ENGINEER'S DETAILS AND CERTIFICATIONS AS PER REQUIRED BY COUNCIL.
 • ALL WORK TO BE CARRIED OUT IN A PROFESSIONAL AND WORKMANSHIP LIKE WORKMANSHIP LIKE MANNER ACCORDING TO THE PLANS AND SPECIFICATION.
 • ALL DIMENSIONS ARE TO BE CHECKED & VERIFIED ON SITE BEFORE COMMENCEMENT OF ANY WORK, ALL LEVELS ARE SUBJECT TO FINAL SURVEY AND SETOUT BY REGISTERED SURVEYOR.
 • FIRSTSTYLE HOMES SITE SAFETY RULES APPLY.
 • DO NOT SCALE FROM DRAWING. LARGER SCALE DRAWINGS & WRITTEN DIMENSIONS TAKE PREFERENCE.
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DEVELOPMENT CALCULATIONS

LOT: 2237 SITE AREA: 247.2m²

| Itemised Floor Areas: | Totals: |
|--|----------------------------|
| living ground floor: | 82.52m ² |
| first floor: (excl. void 72.81m ²) | 76.6m ² |
| garage: (excess 00.000m ²) | 35.88m ² |
| alfresco: | 7.43m ² |
| porch: | 7.96m ² |
| balcony: | 7.96m ² |
| total floor area: | 218.35m² |

FLOOR SPACE RATIO CALCULATION:

| gross floor areas: | Totals: |
|---|---------------------------|
| living ground floor: (internal area) | 72.82m ² |
| first floor excl. void: (internal area) | 64.78m ² |
| total gross floor area: | 137.6m² |
| floor space ratio: | 0.56:1 |

SITE AREA COVERAGE/LANDSCAPE:

| | |
|--|------------------------------|
| house ground floor: | 82.52m ² |
| garage: | 35.88m ² |
| porch/alfresco: | 15.39m ² |
| driveway/paved area: | 4.55m ² |
| site coverage Area: | 133.79m ² (54.1%) |
| landscape area: | 113.54m ² (45.9%) |
| pervious areas (soft) | 108.96m ² (44.1%) |
| impervious areas (hard) | 138.24m ² (55.9%) |
| front yard landscape area | 15.64m ² (6.3%) |
| front yard hard paved area | 1.43m ² (0.5%) |
| private open space o/a: | 49.85m ² |
| principal private open space: | 18m ² |
| total car space incl. carstand: | 2 carspace |

COUNCIL ZONE: R1

PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
H.SIVAKUMAR & S.SEKAR

LOCATION:
 LOT 2237
 WILLIAM HART CRESCENT
 PENRITH NSW 2750

| | |
|-------------------|--------------------------|
| DP: 1184495 | council: PENRITH |
| model: CHESTER 23 | facade: AUGUSTINE |
| date: 23/12/2014 | revision assessment: SK1 |
| Sheet: 1 of 14 | scale: 1:200 |
| drawn: GP/L.D.S. | checked: P.D. |
| | 777-14 |



NOTE
 AIR CONDITIONING ONLY
 (EER 2.5-3.0 OR GREATER)
 2-PHASE POWER

WILLIAM HART CRESCENT
 SITE PLAN & STORMWATER CONCEPT PLAN

6/2/15